

GROWING DEMAND FOR REAL ESTATE

Builders and Investors Take over Well Located City Property.

LEXINGTON AV. FLAT SALE

Big 123d St. Plot Sold—Sporting Goods House to Stay Downtown.

LOAN TO BUILD NEW FLAT.

The Hanover Mortgage Company has lent \$225,000 to the John Alden Realty Corporation for the erection of a nine-story apartment house at 42-46 West Tenth street, purchased recently by Herman A. Schreiber, who will prepare the plans and estimate its cost at \$100,000.

TO STAY IN OLD SECTION.

N. Y. Sporting Goods Co. Leases New Home on Warren Street.

Cross & Brown Company has leased for the Trinity Corporation the five-story, basement and sub-basement building at 10 Warren street to the New York Sporting Goods Company. The building will be occupied by the New York Sporting Goods Company. It has also bought the third and fourth flats at 12 and 14 Warren street. They are now at 17 Warren street.

William A. White & Sons have leased for the estate of Amos F. Eno the four-story, basement and sub-basement building at 15 South William street, to George A. Georgopoulos & Co., cigarette manufacturers, for many years at 10 Broad street.

The Loew's Shawan Company has leased for the Crystal Spring Water Company the four-story building on plot at the southwestern corner of Tenth avenue and Twenty-sixth street to the Washington Electric Company for a term of years at an aggregate rental of about \$150,000. The lessee will use the building as a service station and manufacturing plant.

Cross & Brown Company has leased the store and basement at 528 Water street to John Fenwick and Floyd V. Wright, a lessee at 261 to 267 Canal street to the United Battery Corporation, and a lessee at 162 William street to James H. Rhodes.

Charles F. Noyes Company has leased the store and basement at 528 Water street to John Fenwick and Floyd V. Wright, a lessee at 261 to 267 Canal street to the United Battery Corporation, and a lessee at 162 William street to James H. Rhodes.

PEONY LOTS ON 123D ST. SOLD.

Seventeen lots on the north side of 123d street, beginning 275 feet from Amsterdam avenue and extending to within 100 feet of Morningside avenue, have been sold by Fred V. V. Shaw for the estate of Mary G. Pinkney to the Directors' Ready Holding Company, controlled by J. Randolph Jacobs, and Robert J. D. Belmont, who will put them in the market at \$275,000. It was acquired by Miss Pinkney from her step-father, Archibald Watt, in 1842. The property has a frontage of 102 feet on the avenue and 51.3 on the street. Edward and Clarice Joseph are the sellers. Pease & Elman negotiated the deal.

LEXINGTON AVENUE FLAT DEAL.

T. Jasse has bought the Ponc de Leon and the Everett, six and a five story apartment houses on the southeast corner of Lexington avenue and Eighteenth street for \$150,000. The Ponc de Leon is known as 113-115 Lexington and the Everett adjoining 126-127 East Eighteenth street. The houses have a frontage of 102 feet on the avenue and 51.3 on the street. Edward and Clarice Joseph are the sellers. Pease & Elman negotiated the deal.

THIRD AVE. CORNER TRADED.

Joseph J. Silver has sold to S. Hedges, former chief engineer of The Bronx, and Anthony McCown, 498 to 412 Third avenue, and 156 East Twenty-ninth street, comprising the southwest corner of the building, three three-story and two-story buildings, fronting 50 feet on the avenue and 100 feet on the exchange. Mr. Silver took a tract of four acres at Eastchester, on the boundary line between New York and Mount Vernon. It has been held by the sellers \$4,000 an acre.

UPTOWN FLAT SITE.

S. Nicholas' Place—the Knapp & Watson estate, 29 St. Nicholas place, for the Christman estate, 29 St. Nicholas place, a two and one-half story dwelling on plot 453100, opposite 158th street. The purchaser is Nathan Wilson, who last July acquired through the same source the adjoining house.

W. Goodwin has leased for Harry Aronson to Dr. Foster P. Potter the three-story and basement dwelling at 107-111 Central Park West.

Potter & Co. have leased the three-story and basement dwelling at 219 West 122d street for George F. R. Aberton to C. Howard Wages.

The John P. Peel Company have leased for Vida Jones the dwelling at 125 West Twenty-second street, to Margaret Schubitz, for five years.

W. Goodwin has leased for Margaret T. Conley the four-story and basement dwelling at 216 West 127th street to Hastings & Duncan.

RENTING IN THE COUNTRY.

Burke Stone has leased to G. Walter Leigh the colonial residence known as "Brookside" on Laurel avenue, Aubrey Manor, Mount Vernon, for the New York Real Estate Company of Lawrence, Lawrence Park to W. A. Blodgett of New York, for Mrs. Elizabeth Caesar, her Lawrence Park residence furnished, to the Rev. C. W. Robinson of Haverford, Pa., the Case home in Mountdale, to Lewis K. Brown of New York, represented by Pease & Elman.

NEW REALTY CORPORATIONS.

The Forty Fifth Street Realty Corporation, Manhattan, capital, \$100,000, directors, Helen White, Edmund M. Klein and Alfred C. Smith, has erected on the northeast corner of Twenty-third street and First avenue, Mrs. Meyer's home, a two and one-half story, and two-story, built-in, fronting 50 feet on the avenue and 100 feet on the exchange. Mr. Silver took a tract of four acres at Eastchester, on the boundary line between New York and Mount Vernon. It has been held by the sellers \$4,000 an acre.

EAST 63d STREET.—A physician is reported to have purchased the four-story, basement and sub-basement, 102-104 St. Sixty-third street, west of Park avenue, Mrs. Blanche B. Wernick, is the owner of record.

Goodwin & Goodwin have rented for Harry Aronson to Dr. Foster P. Potter the three-story and basement dwelling at 107-111 Central Park West.

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RESULTS AT AUCTION.

141st VENICE STREET.

By Joseph P. Day.

27TH ST.—141 Venice St., Bronx, 1st fl., 1st fl. and 2nd. Andrew Holden, agent, Elmwood Realty Co., \$100,125.00.

INTERIOR PLOT. 100x100, located at 141 Venice St., Bronx, 1st fl., 1st fl. and 2nd. W. S. Price, \$100,000.00.

RECORD LEASES.

Manhattan:

13TH ST.—505 E. 13th St., 1st fl., 1st fl. and 2nd. Frank H. Smith, a member of the South Bronx family, has purchased a lot of ground in the Bronx Rock section from Charles Willis, Jr., a two and one-half story, and two-story, and a garage, and 50 feet on the exchange, for \$5,000. Mr. Willis has a son, and a daughter, in the Bronx.

SALE OF YONKERS HOME.

Burke Stone has sold for George F. R. Aberton the two and one-half story house on the east side of Cassells Avenue, to J. B. Wolmarth of Stamford, Conn. Mr. Andrews will erect a new home in June to his taste.

HOME ON SOUND SHORE.

The Standard Paint Company has a short front plot, adjoining the Golf Point Club at Stamford, to Bob Andrews of the National Oil Company. Mr. Andrews will erect a new home.

DEAS CONNECTICUT ESTATE.

Christman has sold for the estate of Mrs. M. C. Deas, a country place at Chappaqua Heights, part of the 100-acre property comprising thirty-four acres near Sound, with main house, and two buildings and numerous outbuildings. The property has been held in trust.

HOSPITAL 123d ST. BUYERS.

The Hospital for Deafness and Dumb has sold its three-story institution, 84 Avenue of the Americas, 123d street, to the Jewish Hospital for Deafness.

Leases and Joint Diseases, as was reported recently.

160th ST. APARTMENT HOMES.

The Home Construction Co. is about to spend \$100,000 on the erection of two six-story apartment houses, 66 X 35.6, at 646 to 654 West 160th street. S. Katz, architect, filed the plans yesterday.

UPPER B'WAY IMPROVEMENT.

A two-story and basement fireproof salesroom and garage will be erected on the block front on the east side of Broadway, between 133d and 134th streets. It is to be erected by the Riverside Drive Realty Company, Arlington C. Hall, president, and will occupy a site 200x100'. J. C. Watson, who prepared the plans, has estimated its cost at \$100,000.

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